Our Lettings Services

Two ways to let your property, with the support that suits you.

TENANT FIND ONLY

£499 + VAT

One-off arrangement fee

We find a suitable tenant and set up the tenancy. You manage the property thereafter.

MARKETING & TENANT SEARCH

- ✓ Rental valuation and advice
- ✓ Property marketing and advertising
- ✓ Accompanied viewings
- ✓ Tenant negotiation and referencing

TENANCY SET-UP

- ✓ Financial checks on applicants
- ✓ Tenancy agreement preparation and execution

FULLY MANAGED

10% + VAT

of monthly rent | £199 + VAT arrangement fee

A comprehensive service for landlords wanting us to manage the tenancy on their behalf.

EVERYTHING IN TENANT FIND

- ✓ Marketing, viewings and referencing
- ✓ Tenancy agreement preparation

ONGOING MANAGEMENT

- ✓ Rent collection and arrears chasing
- ✓ Landlord statements and accounting
- ✓ Utility and council notifications
- ✓ Maintenance and contractor coordination
- ✓ Tenancy support and landlord advice

ARRANGED AS REQUIRED*

- ✓ Property inspections
- ✓ Compliance checks and certificates
- ✓ Notices and end-of-tenancy check-out

Which service is right for you?

Tenant Find Only is for landlords happy to collect rent, manage repairs and deal directly with tenants. Fully Managed adds day-to-day management, rent administration and coordination of maintenance and compliance.

** Some activities are arranged as part of the Fully Managed service but carry separate fees. See the charges on the next page.*

All fees shown exclude VAT. Services are subject to Fox Country Properties Lettings Limited's terms of business.

Additional Landlord Charges

Clear pricing for services outside the core arrangement and management fees.

ADDITIONAL SERVICE	TENANT FIND	FULLY MANAGED
Energy Performance Certificate (EPC)	£95	£85
Gas Safety Certificate	From £95	From £95
Deposit protection	£50	£50
Inventory and check-out — 1 bedroom	£180	£180
Inventory and check-out — 2 bedrooms	£215	£215
Inventory and check-out — 3 bedrooms	£235	£235
Inventory and check-out — 4 bedrooms	£250	£250
Electrical safety inspection	£145	£145
Legionella risk assessment	£85	£85
Smoke alarms and CO detectors	—	Quote available
Periodic property inspections	Not included	£35 per visit
Service of legal notices	On request	£100 per notice
End-of-tenancy check-out — separate charge	—	£100
Maintenance administration	Not included	Up to 10% of invoice
Additional individual advertising	At cost	At cost
Sale to a buyer introduced by Fox	—	1.5% of sale price

Important information

All fees exclude VAT. Inventory prices for larger properties are by negotiation. Fees may apply again when a property is re-let. Third-party works and certificates are charged separately where applicable.